

UNOFFICIAL COPY

96649499

AFTER RECORDING MAIL TO:

LaSalle Home Mortgage
Corporation
12 Salt Creek Lane Suite 110
Hinsdale, IL 60521

AP# HOWARD, D4476514
LN# 4476514

DEPT-01 RECORDING 935.00
T\$0012 TRAN 1811 08/23/96 12:26100
\$1119 + CIG K-96-649499
COOK COUNTY RECORDER

— [Space Above This Line For Recording Data] —

MORTGAGE

35.00
HP

THIS MORTGAGE ("Security Instrument") is given on August 17, 1996. The mortgagor is DAVID L. HOWARD and LEONA J. HOWARD, Husband and Wife

("Borrower"). This Security Instrument is given to LaSalle Bank, F.S.B.

existing under the laws of the United States of America
4242 N. Harlem Ave., Norridge, IL 60634

, which is organized and
, and whose address is

("Lender"). Borrower owes Lender the principal sum of One Hundred Ninety One Thousand Six Hundred Dollars and no/100 Dollars
(U.S. \$191,600.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2006. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Cook County, Illinois.

THE NORTH 150 FEET OF THE SOUTH 544.5 FEET (EXCEPT THE WEST 900 FEET THEREOF)
OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THAT
PART OF THE LAND TAKEN FOR ROAD IN CASE 89L50260 IN COOK COUNTY, ILLINOIS.

96848450 7621659 OF/m
1081

27-17-301-006 ,

which has the address of

15800 S. 108th Av.
(STREET)

Orland Park
(CITY)

Illinois 60462

("Property Address");

[ZIP CODE]

ILLINOIS-SINGLE FAMILY-FNMA/FHLMC UNIFORM INSTRUMENT
ISC/CMDTIL//0894/3014(0990)-L PAGE 1 OF 8

FORM 3014 9/90

BOX 333-CTI

UNOFFICIAL COPY

FORM 601A 6/60

ILLINOIS-SINGLE FAMILY-FNMA/FHLMC UNIFORM INSTRUMENT
18SC/CMDTL//0904/3014(0880)-L PAGE 2 OF 8

"The Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law, and Lender shall make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, or earlier if Lender's sole discretion.

pay when due, and principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

UNIFORM COVENANTS, BORROWER AND LENDER COVENANT AND AGREEMENTS:

THIS SECURITY INSTRUMENT COORDINATES UNIFORM COVENANTS FOR NATIONAL USE AND NON-UNIFORM COVENANTS WITH LIMITED VARIATIONS BY JURISDICTION TO CONSTITUTE A UNIFORM SECURITY INSTRUMENT COVERING REAL PROPERTY

claims and demands, subject to any encumbrances of record.

the Property, BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the

TOGETHER WITH all the improvements now or hereafter erected on the property, and **all** fixtures now or hereafter a part of the property. All replacements and additions shall

AP# HOWARD, D4476514 LN# 4476514

LNF 4476514 AP# HOWARD, DA476514

UNOFFICIAL COPY

AP# HOWARD, D4476514

LN# 4476514

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

96649499

UNOFFICIAL COPY

ILLINOIS-SINGLE FAMILY-PNMA/PHLMG UNIFORM INSTRUMENT FORM 3014 8/90

ISC/CMDTL/0894/3014(5980)-1

ILLINOIS-SINGLE FAMILY-PNMA/PHLMG UNIFORM INSTRUMENT

FORM 3014 8/80

7. Protection of Landlord's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding in bankruptcy that may significantly affect landlord's rights in the Property, such as a proceeding in bankruptcy, probable, for nondelivery to lessee or to enforce laws ("replevin"), then landlord may do and pay for whatever is necessary to protect the value of the Property and landlord's rights in the Property. In addition, landlord may do and pay for whatever is necessary to recover title to the Property if lessee fails to pay rent or other amounts due under the lease or if lessee fails to perform his or her obligations under the lease.

AP# HOWARD, D4476514

LIN# 4476514

UNOFFICIAL COPY

AP# HOWARD,D4476514

LN# 4476514

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

36649499

UNOFFICIAL COPY

20. **Hazardous Substances.** Borrower shall not cause or permit the presence, use, storage, handling or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor show anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The Proceeding Two Sentences shall not apply to the presence, use, storage or property of small quantities of Hazardous

18. **Sale of Note; Change of Lessor; Servicer.** The Note or a partial interest in it, the Note (together with its Security Instrument) may be sold and/or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Lessor/Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes in the Lessor/Servicer and the Note or a change in the entity (known as the "Lessor/Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes in the Lessor/Servicer and the Note or a change in the entity (known as the "Lessor/Servicer") that collects monthly payments due under the Note and this Security Instrument. The new Lessor/Servicer and the address to which payments should be made. The name and address of the new Lessor/Servicer and the address to which payments should be made. The notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the purpose of the sale of the Note, if there is a change of the Lessor/Servicer, Borrower will be given written unrelated to a sale of the Note, if there is a change of the Lessor/Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender unless it is exercised by Lender as of the date of this instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums accrued by this Security Instrument. If Borrower fails to pay these sums plus interest or other charges or expenses within such period, Lender may invoke any remedies permitted by this instrument to the exclusion of all other rights and remedies of Lender under law or otherwise.

18. Governing Law: Subject Instrument shall be governed by Federal law and the
law of the jurisdiction in which the Property is located. In the event that any provision of this
Security instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions
and the provisions of this Security instrument and the Note are declared to be severable.

19. Borrower's Copy: Borrower shall be given one conforming copy of the Note and of the Security
Instrument.

14. Notices. Any notices to Borrower provided for in this Security Instrument shall be given by deliverying it by first class mail under applicable law or by facsimile to Borrower at its address set forth above. Any notice given by facsimile shall be deemed to have been given when given as provided in this paragraph.

UNOFFICIAL COPY

AP# HOWARD,D4476514

LN# 4476514

Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 27 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

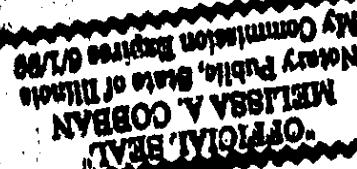
24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Rate Improvement Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Other(s) (specify) | <input type="checkbox"/> IHDA Rider | |

36646499

UNOFFICIAL COPY

FORM 301A 6/80

ILLINOIS-SINGLE FAMILY-FNMA/FHLMC UNIFORM INSTRUMENT
IS/C/MDTL//0894/3014/08920.1 PAGE 8 OF 8

Address: 12 Salt Creek Lane, Suite 110
Hinsdale, IL 60521

This instrument was prepared by: Laura V. Gron

Notary Public

My commission expires:

January 9, 1996

Given under my hand and official seal, this (7) day of January, 1996
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that they signed and
delivered the said instrument as their free and voluntary act, for the uses and purposes herein
set forth.

DAVID L. HOWARD and LEONA J. HOWARD, Husband and Wife
hereby certify that
I, the undersigned
a Notary Public in and for said County and State do
County as:
COOK

STATE OF ILLINOIS

(Please Select This Line For Acknowledgment)

BORROWER

(SEAL)

BORROWER

(SEAL)

BORROWER

(SEAL)

BORROWER

(SEAL)

BORROWER

(SEAL)

BORROWER

(SEAL)

LEONA J. HOWARD

DAVID L. HOWARD

Witnesses:

BY SIGNING BELOW, Borrower accepts and agrees to the terms and conditions contained in page(s) 1
through 8 of this Security Instrument and in any rider(s) executed by Borrower and recorded with the
Bureau of Securities and Trusts of the State of Illinois.

LN# 4476514

AP# HOWARD, D4476514

Rex - 24